

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, September 28, 2016 in the board room of the Housing Authority office located at 491 E Center Street, Juneau, Wisconsin.

The meeting was called to order at 8:30 am by Glenn Stousland, Chairman.

Roll Call: Glenn Stousland, Chairman, Ken Neumann, Eugene Wurtz, Mary Reak, Shirley Kitchen

Absent: none

Also Present: Donna Braun, Executive Director and Jamie Rhodes, Housing Supervisor

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Ken Neumann to approve the agenda. The motion was seconded by Mary Reak. Motion carried.

Motion was made by Shirley Kitchen and seconded by Ken Neumann to dispense the reading of the August 24, 2016 minutes and approve them as presented. Motion carried.

Public Forum: None

Communications: We received letter from NEF. Our OGLLC tenant files are exceptional. There were no findings.

The Financial reports were reviewed. A motion was made by Shirley Kitchen and seconded by Mary Reak to approve the financial reports as presented. Motion carried.

Bills for Dodge 1, 6, OGLLC, HA and HUD were presented. A Motion was made by Shirley Kitchen and seconded by Ken Neumann to approve the bills and pay as due. Motion carried.

Unfinished Business:

11. A Dodge 1, 6 and OGLLC Occupancy Report for period September 2016.

Theresa	12-11	Burnett	12-11	Iron Ridge	8-8	Waupun	48-48
Ashippun	12-11	Lowell	12-12	Juneau	15-15	Oak Gove	24-24
Reeseville	14-14	Hustisford	14-14	Beaver Dam	17-14		

Progress report on Housing Choice Voucher Section 8 Program: Vouchers – 139 + 2 port out

Occupancy report- Reviewed details of occupancy report.

Maintenance report-Beaver Dam cement replacement is scheduled for 9/28/2016. No Mow will be put in the 2nd week of October. Bob is working in Beaver Dam apartment remodeling. Installing 2nd hallway handrail in Beaver Dam. Meeting with building inspector went well. Horicon water heater igniter failed on Labor Day Weekend.

Tenant/Program participation report- Issue 14 days for tenants smoking in apartments. Installed camera to monitor activity. Issued 14 day for notice to problem tenant related to activity. 5 day notices and smoking warning letters issued to others. Reeseville and Lowell annual meetings and inspections went well. Hearing with Legal Aide to discuss applicant rental history. Hearing officer upheld rejection decision.

Management- Donna met with Rural Development architect about MPR. Clarification of several items will allow progress to continue. Donna received note of interest to serve on committee for Dodge County Criminal Justice Collaborating Council. Donna also serving on a Citizen Committee for the City of Horicon.

WAHA report – Donna and Jamie reported on sessions attended at WAHA including active shooter, sheriff department landlord training and changes coming in HOTMA. Glenn and Mary reported on Commissioner's training sessions.

Old Business:

A. None

New Business:

A. A motion was made by Mary Reak to approve the replacement of the Beaver Dam exterior railing. The motion was seconded by Eugene Wurtz. Motion carried.

B. Oak Grove Budget – No action taken.

The next meeting of the Dodge County Housing Authority is scheduled October 26, 2016 at 8:30am.

A motion was made by Ken Neumann to adjourn. The motion was seconded by Mary Reak. Motion carried.

Meeting adjourned at 10:04 a.m.

Glenn Stousland, Chairperson

Donna Braun, Executive Director

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, October 12, 2016 in the board room of the Housing Authority office located at 491 E Center Street, Juneau, Wisconsin.

The meeting was called to order at 8:00 am by Glenn Stousland, Chairman.

Roll Call: Glenn Stousland, Chairman, Mary Reak, Ken Neumann, Eugene Wurtz, Shirley Kitchen
Absent: None

Also Present: Donna Braun, Executive Director

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Ken Neumann to approve the agenda. The motion was seconded by Mary Reak. Motion carried.

The board and Donna Braun left from Juneau Apartments to tour properties owned by the Dodge County Housing Authority by car. No business was conducted on the tour.

The next meeting of the Dodge County Housing Authority is scheduled October 26, 2016 at 8:30am.

A motion was made by Shirley Kitchen to adjourn. The motion was seconded by Mary Reak. Motion carried.

Meeting adjourned at 1:20 p.m.

Glenn Stousland, Chairperson

Donna Braun, Executive Director

DODGE COUNTY HOUSING AUTHORITY

491 East Center Street

Juneau, WI 53039

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OCCUPANCY REPORT---Rural Development

September 1, 2016

Move-Outs/Move Ins

October 1, 2016

Dodge 1

Theresa 12-11

1 M/I

Theresa 12-12

Ashippun 12-11

1 M/I

Ashippun 12-12

Reeseville 14-14

Reeseville 14-14

Burnett 12-11

1 M/I

Burnett 12-12

Hustisford 14-14

Hustisford 14-14

Lowell 12-12

Lowell 12-12

Iron Ridge 8-8

Iron Ridge 8-8

Juneau 15-15

2 M/O

Juneau 15-13

Beaver Dam 17-14

Beaver Dam 17-14

Total Vacancies 116 -110

Total Vacancies 116 - 111

Percent Vacancy 5.2%

Percent Vacancy 4.3%

Dodge 6

Waupun 48- 48

1 M/O

Waupun 48-47

Total Vacancies 48-0

48 - 1

Percent Vacancy 0%

Percent Vacancy 2.1%

Dodge 8/OGLLC

Oak Grove 24 -24

Oak Grove 24-24

Percent Vacancy 0%

Percent Vacancy 0%

HUD HOUSING CHOICE VOUCHER PROGRAM

September 1, 2016

Total program participants paid by Dodge County 139 + 2 port out = 141 total

October 1, 2016

Less 3 household removed

Less 0 port out absorbed

Less 1 voucher searching

Added 0 Port In absorbed

Added 0 New

Added 0 voucher searching back on program

Program Participants in Dodge County 135

Paying for port out 2

Total program participants we are paying for 137

Current program participants searching 1

Current Vouchers Issued 0

Waiting List / with local preference, and not very low 1616/2134

Prepared - October 11, 2016